

Updated Recommended Easton AH Plan - 05/16/22

EASTON

2022 Affordable Housing Plan



UPDATED RECOMMENDED AH PLAN

PUBLIC HEARING SCHEDULED FOR 5/26/22

**Board Of Selectmen
Affordable Housing Committee**

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A glossary of key housing terms is located in the Appendix.



April 20, 2022

To Easton Residents,

This document represents the recommended 2022 Affordable Housing Plan for Easton. A draft Plan was prepared and endorsed by the Affordable Housing Committee and the recommendations in the Plan were informed by input from Easton residents at two public meetings:

- One in early February to explain issues related to housing affordability and get input from residents regarding potential strategies, and
- Another in late March to get feedback on the strategies in an early draft of the Plan.

The Board of Selectmen reviewed and refined the Plan at a special meeting on April 19th and then scheduled a public hearing for May 26th to get final public input and feedback before adoption. Adoption of an Affordable Housing Plan for Easton by June 1st is required by Section 8-30j of the Connecticut General Statutes.

In preparing this Plan, the Affordable Housing Committee and the Board of Selectmen sought to balance the need for affordable housing with protecting environmental resources and preserving water quality for the region. The Plan identifies options for possible future action by the Town to address the need for housing which is more affordable.

Sincerely,

Board of Selectmen

Dr. David Bindelglass, First Selectman
Robert Lessler
Kristi Sogofsky

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PLANNING FOR HOUSING

1. Overview

The Town of Easton has prepared and adopted this Affordable Housing Plan for the community as required by Connecticut General Statutes (CGS Section 8-30j).

That statute requires that the Affordable Housing Plan:

- Specify how the municipality intends to increase the number of affordable housing developments in the municipality, and
- Be updated at least once every 5 years.

The process of preparing an affordable housing plan for Easton involved the following:

- Establishment of an Affordable Housing Committee by the Board of Selectmen and appointment of Committee members representing a variety of backgrounds and areas of expertise.
- Selection of a consultant to assist in the process of preparing an Affordable Housing Plan.
- Affordable Housing Committee meetings to develop an understanding of housing related issues.
- A community meeting (February 2022) to get community input on housing related issues and concerns.
- Discussion of possible housing strategies.
- Preparation of a first draft of the Affordable Housing Plan by the selected consultant.
- Review, discussion, and refinement of the first draft.
- A community meeting (March 2022) to get community input and feedback on the draft Affordable Housing Plan.
- Refinement of the draft Plan.
- Endorsement by the Affordable Housing Committee.
- Consideration and possible adoption of the endorsed Plan by the Board of Selectmen.

A general glossary of some housing-related terms (not all may be directly applicable to Easton) is contained in the Appendix.

2. What Is “Affordable Housing”?

According to Chapter 126a of the General Statutes, the term “affordable housing developments” refers to:

- Assisted housing:
 - Housing which receives financial assistance under any governmental program for the construction or substantial rehabilitation of low- and moderate-income housing (such as construction subsidies, tax credits, and/or long-term mortgage financing, and
 - Housing occupied by persons receiving rental assistance (a State or Federal program where eligible tenants receive the difference between what they can afford to spend for housing and what an approved housing unit actually costs), or
- A set-aside development which is a type of private development where units are deed-restricted for at least 40 years to sell or rent at or below prices affordable to households earning 80 percent or less of the area median income.

Housing is considered to be affordable if the housing does not cost more than 30 percent of the income of the occupants (see CGS Section 8-39a and CGS Section 8-30g).

Information regarding income levels and housing prices specific to Easton are contained in the Appendix.

Definitions

Assisted Housing - Housing which receives financial assistance under any governmental program for the construction or substantial rehabilitation of low- and moderate-income housing (CGS Section 8-30g)

Deed-Restricted - Housing which is deed restricted for at least 40 years to sell or rent at or below prices affordable (30 percent or less of annual income) to persons and families whose income is less than or equal to 80 percent of the median income (CGS Section 8-30g)

Rental Assistance - A State program where low-income families pay 30% of their income for eligible housing and the State makes up the price difference.

CHFA / USDA Mortgages - A program where eligible low-to moderate-income families and individuals in Connecticut can obtain 30-year, fixed-rate mortgages with below-market interest rates.

3. Affordable Housing In Easton Currently

As of the date of publication of this Affordable Housing Plan, the State Department of Housing reports that Easton has 18 affordable housing units at the present time in the four categories (see sidebar) which count towards the Affordable Housing Appeals List (see page 5).

2021 Assisted Housing = 0 Units

2021 Rental Assistance = 0 Units

2021 CHFA/USDA Mortgages = 3 Units (locations not disclosed)

**2021 Deed-Restricted = 15 Units (Accessory Dwelling Units)
(locations not disclosed for privacy purposes)**

Anticipated Expiration	Street Address	Total	Established	Restriction Term (yrs.)
2021	Heritage Drive	1	1996	25
2022	Flat Rock Drive	1	1997	25
2023	Austin Drive	1	1998	25
	Center Road	1	2003	20
	Judd Road	1	1998	25
	Morehouse Road	1	1998	25
	North Park Avenue	1	1998	25
	Rock House Road	1	1998	25
2026	Center Road	1	2006	20
2030	Cedar Hill Road	1	2010	20
	Canterbury Lane	1	2010	20
2033	Wilson Road	1	2013	20
2034	Mills Lane	1	2014	20
2037	Burr Street	1	2017	20
2042	Banks Road	1	2002	40
TOTAL		15		

2021 Affordable Housing Appeals List (Detail Spreadsheets) – CT Department of Housing

Overall, 18 of Easton's 2,715 housing units (0.66%) are recognized as affordable housing by the State ...

Restrictions on 9 of the deed-restricted units are anticipated to expire in the next 5 years ...

4. Easton-Specific Situations

Some Easton Residents Already Struggle With Housing Costs

Overall, there are people who live in Easton today who may struggle with the cost of housing (including utilities, taxes, insurance, and other costs) since more than 30% of their income goes to housing costs. Data from the American Community Survey (see sidebar) estimates:

- There are about 973 households in Easton (about 36%) that meet the criteria for being housing cost burdened.
- According to the American Community Survey (see sidebar), there are about 467 Easton households (about 17%) that earn less than \$75,000 annually and pay more than 30% of their income on housing.

Since it is not clear that the American Community Survey includes assets, it may be relevant to consider the ALICE Index reported by the United Way. They report that 21% of the households in Easton meet their ALICE criteria of being Asset Limited, Income Constrained, and Employed.

Some Easton Residents Want Other Housing Options

In 2019, the Commission For The Aging in Easton sent out a survey to all 837 residents aged 60 and over in Easton. Overall, 226 responses were received.

The survey results (see Appendix) revealed:

- 81% of respondents indicated “I plan to remain in my home in the foreseeable future”.
- When asked if they planned to move in the next 3 to 5 years, 25% said yes, 57% said no (perhaps the remaining 18% were not sure)
- Respondents would welcome a type of senior housing.

Easton Has Some Unique Challenges

The provision of affordable housing in Easton faces some challenges which require thoughtful consideration and approaches. These challenges include:

- Extensive public water supply watershed areas
- Limited public water service areas
- No public sewer service
- No public transportation (bus service)
- Lack of retail establishments

American Comm. Survey

The American Community Survey (ACS) is a demographics survey program conducted by the U.S. Census Bureau.

While the primary Census collects data once every 10 years, the ACS conducts ongoing sampling to provide more current information. ACS survey forms are sent to approximately 295,000 randomly selected addresses monthly (or 3.5 million per year). This represents about 1 in every 500 or so addresses ever year.

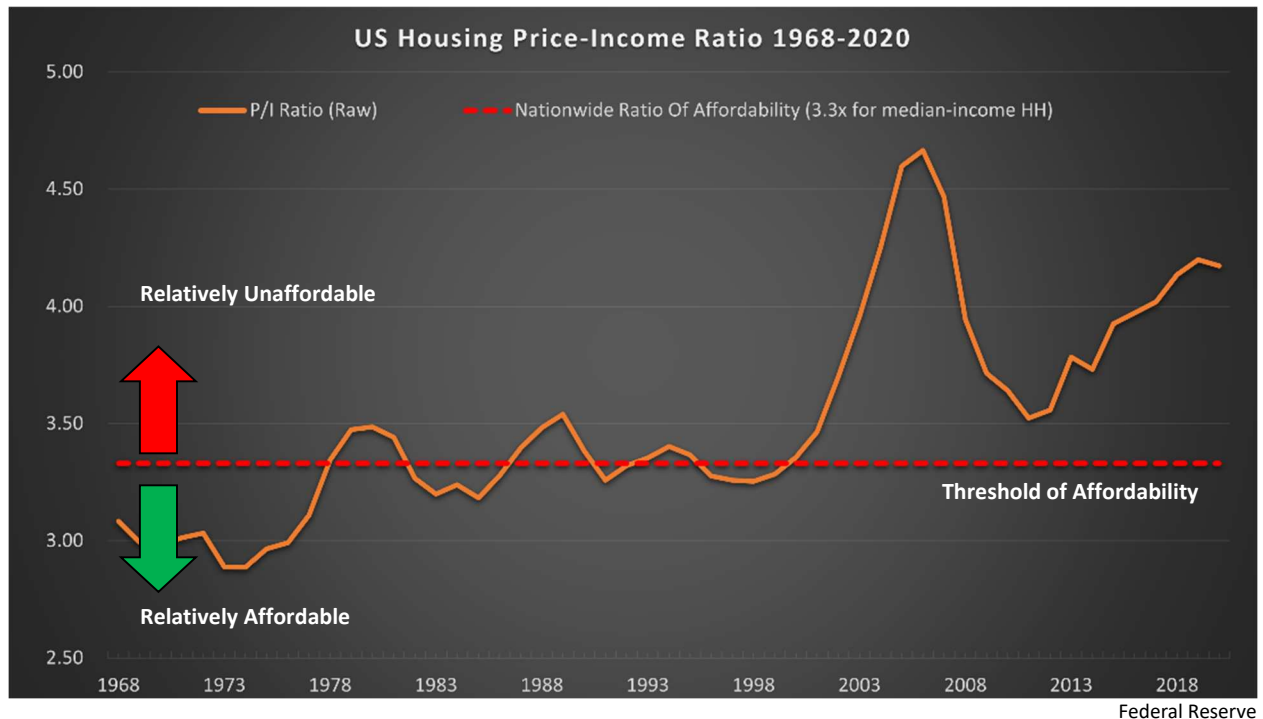
Since the ACS data reflects a sample of the population, there is a margin of error associated with each statistic.

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RELEVANT FACTORS

1. Overall Housing Unaffordability

In considering housing needs, it is important to recognize that housing has become less and less affordable over time. As shown by the following data, the median price house in America was about 3.0 times the median income in the early 1970s but this ratio grew to 3.33 times in the 1980s and 1990s and has increased to a ratio of 4.0 times (and even higher) during the 2006 sub-prime mortgage bubble and more recently with the "COVID bump."



Over the past 50 years or so, housing prices have risen faster than incomes, benefitting those who already own existing housing but challenging others:

- Younger persons and families trying to accumulate the down payment required to purchase housing.
- Renters who are subject to market rents because few apartments are available and they cannot afford to purchase homes.
- Older residents who may struggle to pay taxes and maintenance expenses on fixed incomes.

2. Affordable Housing Appeals Procedure

Connecticut passed a law in 1989 called the Affordable Housing Appeals Procedure (codified as CGS Section 8-30g). Municipalities are subject to the Appeals Procedure when less than 10 percent of the housing stock meets State criteria.

Easton is subject to the Affordable Housing Appeals Procedure since the State-defined affordable housing count is at 0.66 percent (18 qualifying units compared to the 2010 Census housing count of 2,715 units).

In communities subject to the Procedure, a qualifying development (see sidebar) containing affordable units *does not have to comply with local zoning regulations* and a denial will only be upheld by the courts if public health or safety is materially affected. If a qualifying affordable housing development is denied, the burden of proof is on the Town to justify the reasons for the denial.

Over the years, several CGS Section 8-30g applications have been proposed in Easton. The proposed Saddle Ridge development may be the most notable.

There are two ways that Easton would not be subject to the Affordable Housing Appeals Procedure:

Approach	Requirement	Current Status
Four-Year Moratorium	Accumulating at least 55 " <i>housing unit equivalent points</i> " (HUEP) for units created since 1990 (an amount equal to 2% of the Census housing count).	Easton may have accumulated some HUEP since 1990 but some of those points may also be expiring in the near future. Using the HUEP table on page 31, it would be possible for Easton to get a four-year moratorium by adding 22 to 110 affordable units.
Exemption	Having at least 272 State-defined affordable <i>units</i> (10% of the Census housing count)	With 15 units currently (see page 4), Easton would need 254 more affordable housing units to become exempt.

Easton is subject to the Affordable Housing Appeals Procedure since less than 10 percent of the housing stock is considered to be affordable housing ...

Set-Aside Development

If less than 10 percent of a community's housing stock meets State criteria for affordable housing (Easton is at 0.66%), a "set-aside development" can be proposed without having to comply with local zoning regulations.

A "set-aside development" using the Affordable Housing Appeals Procedure must provide:

- At least 15 percent of units for persons and families whose income is at or below 80 percent of the median income
- At least 15 percent of units for persons and families whose income is at or below 60 percent of the median income

Watershed Lands

Most lands in Easton owned by Aquarion are considered to be “Class 1” or “Class 2” watershed lands since they are located within a public water supply watershed. It can be difficult to sell or dispose of such property.

However, some lands are considered “Class 3” lands since they are not located within a public water supply watershed. While state law gives the state, municipalities, and land conservation organizations first refusal rights with regard to such land, Easton should be prepared to respond to any such proposal should it occur.

CGS Section 8-3i(b)

When an application ... is filed with the ... planning and zoning commission ... concerning any project on any site that is within the ... watershed of a water company, the applicant ... shall provide written notice of the application ... to the water company and the Commissioner of Public Health ...

Such water company and the Commissioner of Public Health may, through a representative, appear and be heard at any hearing on any such application

3. Public Water Supply Watershed

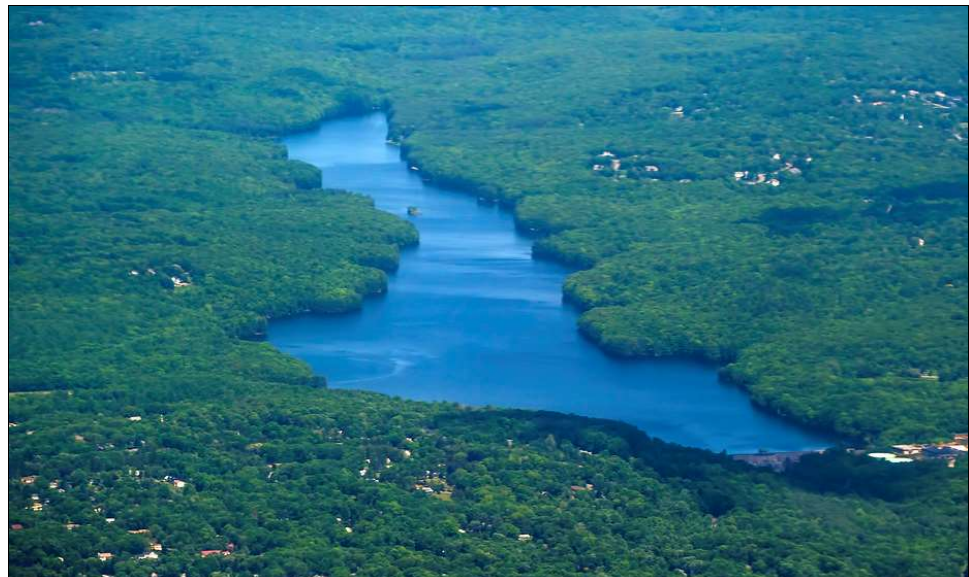
Due to the public water supply watersheds in Easton, protection of water quality has long been a focus of public policy in Easton. The 2018 Plan of Conservation and Development (Section 3.1) addressed this as follows:

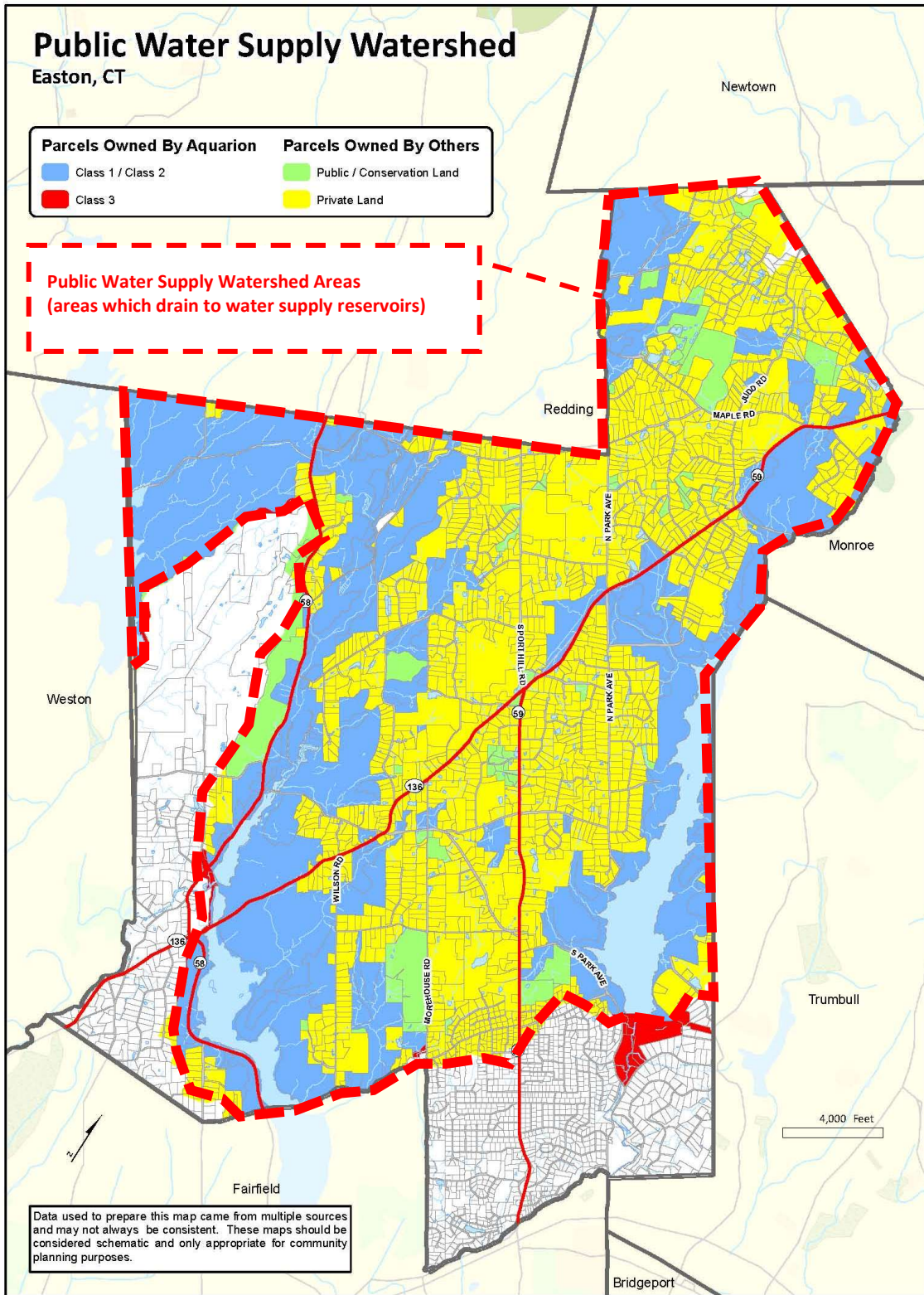
- Easton’s role within the southwestern Connecticut region has been that of providing a clean water supply to people and businesses in the Bridgeport region and communities extending west to Greenwich.
- Easton recognizes and accepts this regional responsibility and is committed to continuing to work with Aquarion and others to preserve the water quality for the region.
- This includes maintaining a generally low density approach to development as well as implementing stormwater management methods, such as “low impact development” (LID), for specific developments to ensure that water quality and water quantity are managed effectively.

The map on the facing page shows the location of watershed lands in Easton and the classification of lands owned by Aquarion.

As indicated in the sidebar, Section 8-3i of the Connecticut General Statutes provides specific notification procedures to Aquarion and the State Department of Public Health with regard to certain activities in public water supply watershed areas.

Public Water Supply Watershed Lands





4. Existing Housing Variety In Easton

The American Community Survey reports that all housing units in Easton are single-family detached dwellings. However, information from Town records indicates there are other housing types in Easton including:

- Accessory dwelling units within or attached to existing houses,
- Caretaker cottages and other detached accessory dwelling units,
- Buildings housing two-families and three-families, and
- Properties with more than one dwelling unit on it.



5. Plan Of Conservation & Development

Section 4.2 of the 2018 Plan of Conservation and Development (POCD) contained strategies related to guiding future residential development in Easton. Overall, the POCD recognized a scenario when Easton might want or need to focus on housing options and choices:

- [All] Easton residents look to the residential development policies of the town in terms of whether they will be able to meet their housing needs in Easton or if they will want (or need) to live elsewhere.
- As the age demographics of Easton change in the future, the “housing portfolio” of the community may need to be more diverse than it has been in the past.
- [The]policies of the POCD need to guide residential development so that housing needs are met in ways that support the community’s vision:
 - Maintain an overall low density approach
 - Encourage a “conservation development” approach
- Consider ways to address changing housing needs such as
 - housing with less maintenance requirements, less floor area, lower cost, and/or more amenities.
 - a housing stock that is configured for the needs of an aging population.
 - Addressing the “affordable accessory apartment” regulations so the regulations are more workable and/or more enforceable.
 - Home-sharing,
 - Congregate care or similar facilities to provide housing alternatives.
- Affordable Housing - Recognizing that Easton has a need for affordable and convenient housing for those persons who provide essential services to the community and for others, the POCD recommends that Easton continue to explore ways to make provision for the development of housing opportunities.

6. Zoning Regulations

Easton has two residential zoning districts (a 1-acre minimum lot size area and a 3-acre minimum lot size area). There are no other zoning districts in Easton at the present time.

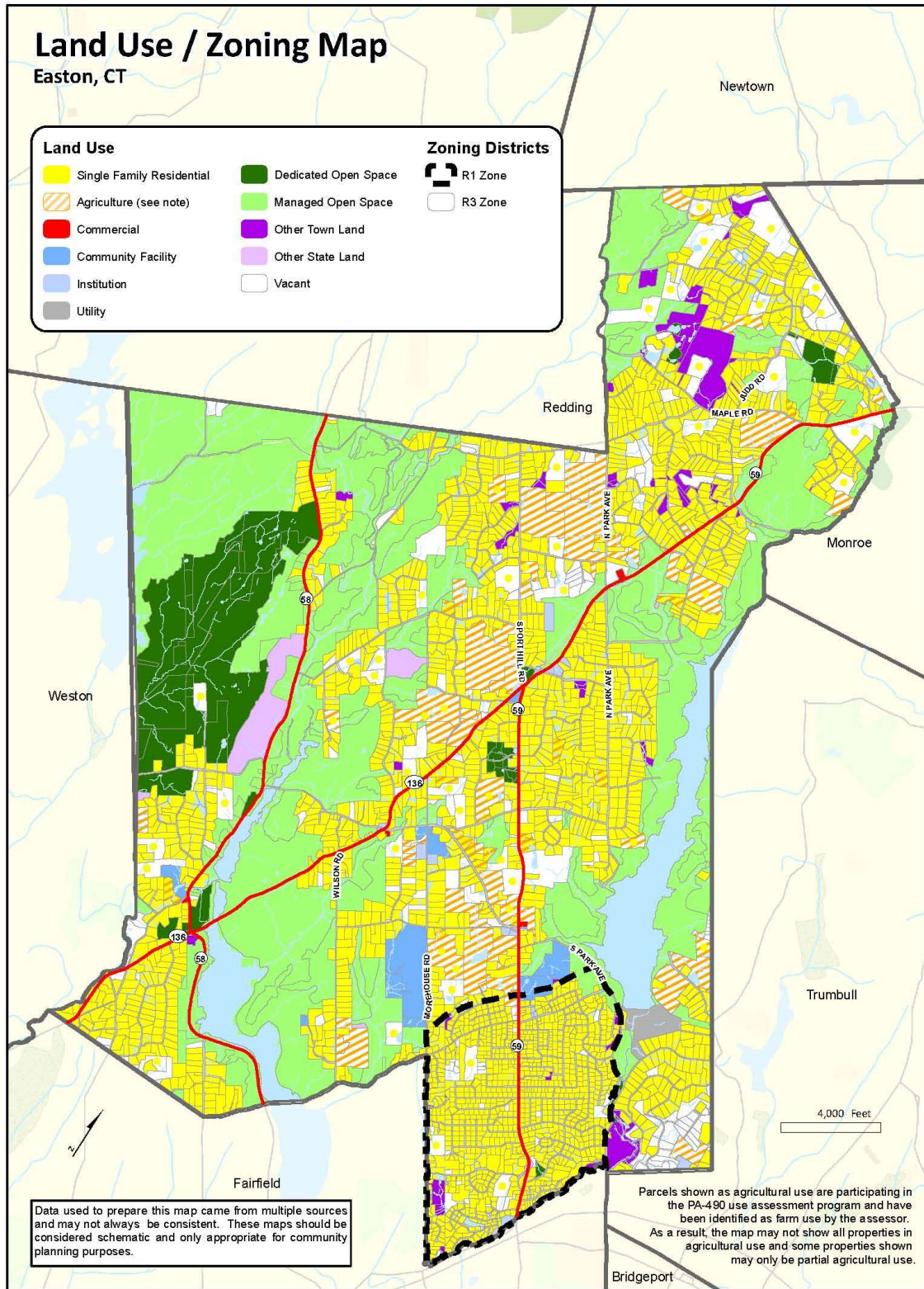
The Zoning Regulations allow for a variety of residential uses although there may be environmental protection and other regulations which apply:

Use	Parameters	Section(s)
Single-Family	<ul style="list-style-type: none"> Allowed as a principal use Allowed by Zoning Permit (Staff) in all districts 	3230
Accessory Dwelling	<ul style="list-style-type: none"> Allowed if within or attached to an owner-occupied dwelling Allowed by Zoning Permit (Staff) in all districts 	3320 5200
Caretaker Cottage	<ul style="list-style-type: none"> Detached dwelling allowed on a 10+ acre parcel if accessory to an owner-occupied dwelling Must be employee of owner Allowed by Special Permit (PZC) in all districts 	3450
Rooming House	<ul style="list-style-type: none"> Allowed if accessory to an owner-occupied dwelling Allowed in all districts – no zoning approval required 	3320 5310
Managed Residential Home	<ul style="list-style-type: none"> Allowed as a principal use for persons aged 55+ Allowed by Special Permit (PZC) in all districts 	3250 5340

7. Town Ordinances

Chapter 405 of the Code of Ordinances (Community Septic Systems) requires individual septic systems for each dwelling unit and does not permit a septic system which serves more than a single dwelling unit.

This ordinance may affect the creation of housing choices and options and may be an impediment to increasing the number of affordable housing developments in Easton.



8. Community Input

In order to get community input with regard to housing-related issues and concerns, the Planning and Zoning Commission hosted a “listening session” at a special meeting on February 10, 2022.

Themes expressed during this meeting are summarized below:

Topic	Parameters
General	<ol style="list-style-type: none"> 1. Easton needs to find a balance of affordable housing and watershed and this plan as an opportunity to provide housing opportunities and control where and how development occurs to make sure it fits into the character of Easton.
Possible Opportunities / Strategies	<ol style="list-style-type: none"> 2. Some areas are serviceable by public water and sewers could be extended from adjacent areas. 3. Easton could convert elementary school to housing and/or repurpose another existing building. 4. Seek ways to increase affordable housing stock without high-density development. 5. Feels some regulations changes could be made to address housing affordability. 6. Amnesty for illegal apartments to come forward and be counted 7. Supports the idea of a tax break for providing affordable housing. 8. We could offer a discount or incentives to local teachers, police etc. so they could live in Easton. 9. Thinks the town should try to collect revenue from house sales to support affordable housing efforts. 10. Doesn't feel Easton should provide affordable housing units but perhaps we could find ways to help people be able to afford to live here.

It is important to note that some of the strategies offered by residents have been included in the Affordable Housing Plan.

Concerns – Watershed Protection	<ul style="list-style-type: none"> 11. Is concerned about what could happen to the public water supply watershed. 12. Concerned about high density development in public water supply watershed. 13. Easton needs to be stewards of the watershed. 14. Feels Easton should get an exemption from providing for affordable housing due to public water supply reservoirs. 15. To protect the water supply, feels nothing should be built in Easton. Feels no density is appropriate in a watershed.
Concerns – Other Issues	<ul style="list-style-type: none"> 16. The experience in Easton to date has been that affordable housing developments generally mean larger developments and/or higher density developments and this is not what is wanted. 17. Don't do high density. 18. Feels density is important. Does not feel density is just a number. 19. Old Staples Elementary School is an example of a community septic system so we have them in Easton already. 20. How can Easton make units affordable longer? Affordability only lasts for the term of restrictions so the plan should propose longer-term deed affordability restrictions (longer than 40 years).
AH Plan	<ul style="list-style-type: none"> 21. Recognizes that the Affordable Housing Committee is tasked with working on a plan for potential future actions but has not been tasked with making any changes. 22. Does not feel the 2022-2027 AH Plan should necessarily have a goal of getting to 10 percent (would need to add 7 units per year for 40 years).

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OVERALL GOAL

The Affordable Housing Committee identified the following statement as the overall goal for this Affordable Housing Plan:

Increase the number of affordable housing units in Easton while protecting environmental resources and preserving water quality for the region.



MAIN STRATEGIES

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The Affordable Housing Committee recommended and endorsed the following strategies for consideration and possible action by the Town of Easton.

**Community input and feedback on these strategies
(from the March 28 public meeting)
is summarized in the Appendix.**

1. Increase Affordable Housing

The main strategy of this Affordable Housing Plan is to increase the number of affordable housing units in Easton in ways which are harmonious with the overall goal of protecting environmental resources and preserving water quality for the region.

Easton has the ability, and the responsibility, to find a way to balance housing needs with protecting environmental resources and preserving water quality for the region.

Since it will take some time to configure local regulations and ordinances appropriately, the Affordable Housing Committee feels that a goal of adding 10-20 affordable housing units by 2027 can be accomplished.

Some of the ways that Easton could accomplish this (or set the stage to go beyond this by 2032) are outlined on the following pages.

Town Ordinances

Easton may wish to revisit Chapter 405 of the Code of Ordinances (Community Septic Systems).

This ordinance requires individual septic systems for each unit and does not permit a septic system which serves more than a single dwelling unit.

Despite the fact that there are multiple examples of more than one unit utilizing a septic system in Easton, this ordinance would prevent use of Old Samuel Staples School (or other sites) for senior housing.

Since there may be other ordinances which affect the development of housing choices and options, a review of those ordinances might also be considered.

2. Housing At Old Samuel Staples School

The Town owns the “old” Samuel Staples School (660 Morehouse Lane) and this property may have potential for repurposing a portion of the site for housing. Since the Senior Center is located at this site, it may have the best potential to be repurposed for senior housing. Six to twelve units of senior housing may be a possible first phase at this site.

Since portions of the building are currently leased to other organizations for non-municipal functions (Easton Community School, Speech Academy, Region 9 Board of Education, etc.), the opportunity to create housing options and choices could be explored in the short term and implemented later by:

- repurposing one or more parts of the existing building upon lease expiration,
- adding on to the building,
- finding an area on site for a new building, or
- other approach.

Any financial implications related to converting a portion of the building or the site to other uses would be one of the considerations.

Historical Photograph Of Old Samuel Staples School



Oblique Aerial Photograph - Old Samuel Staples School



Assessor's Map - Old Samuel Staples School



Considerations

Any development of the property on South Park Avenue could:

- Be set back from the road and visually buffered with vegetation so as not to be visible (except for a driveway entrance),
- Be positioned well away from watercourses (and wetlands) so as to preserve a riparian corridor and minimize any impact on water quality,
- Utilize best management practices for low impact development so as to minimize environmental impacts,
- Utilize state-of-the-art septic designs, and
- Reduce overall imperious coverage.

Town Ordinances

Since Town ordinances require a Town vote for the sale or disposition of property, Easton residents would have the opportunity to vote on any such proposal(s).

State Statutes

CGS Section 8-24 requires a referral of any “municipal improvement” to the Planning and Zoning Commission. A negative report from the PZC would require a two-thirds vote to override.

3. Housing At South Park Property

In 2008, the Town of Easton acquired roughly 30 acres of land on South Park Avenue. In the intervening years, there have been several offers to purchase the property or proposals to devote portions of it to certain uses. A report prepared by the Town-created South Park Advisory Committee recommended that the property be kept as open space or farmed.

In 2022, the Town is evaluating selling roughly 2/3rds of the property to a conservation group to help protect the Mill River, a State-recognized wild trout stream, and preserve the most scenic and environmentally sensitive parts of the property.

The Town does not have many properties outside of a public water supply watershed with potential for creating affordable housing and some of the remaining 1/3 of this parcel (about 10 acres in total) could be set aside for housing options while protecting the natural resources at this site. About 6 to 12 units of housing could be a possible first phase at this site. Additional units could be considered for this property in the future.

Town Property On South Park Avenue



Town Property On South Park Avenue



Bedrooms Per Acre

According to the Assessor's database, the town-wide average is approximately 2.07 bedrooms per acre of land.

For comparison purposes, a 6-bedroom house on a 3-acre parcel would have 2.0 bedrooms per acre. A 4-bedroom house on a 1-acre parcel would have 4.0 bedrooms per acre.

The standard could be somewhere in the range of 2-4 bedrooms per acre of land.

Easton does not currently regulate bedrooms per acre. Any such development would have to comply with the Health Code.

Watershed Referrals

As indicated previously (page 8 sidebar), a **formal** referral to Aquarion and the State Department of Public Health is required for certain activities.

However, the Town intends to continue working with Aquarion to evaluate affordable housing strategies and proposals in public water supply watershed areas in order to balance affordable housing with protection of environmental resources and preservation of water quality.

4. Bedrooms Per Acre Development Option

Affordable housing could be created by regulating bedrooms per acre rather than units per acre.

If at least 20 percent of the units will be deed-restricted as affordable (see Chapter 5 and sidebar on page 28), Easton could modify the Zoning Regulations to allow for small-scale developments based on *bedrooms per acre* rather than units per acre (see sidebar). The development would only be allowed following granting of a Special Permit by the Planning and Zoning Commission. In a public water supply watershed, as per CGS Section 8-3i, a referral would be made to Aquarion and to the Connecticut Department of Public Health.

The property could be configured as a common interest community so that the unit sizes and configurations would be fixed to what was approved by the PZC (to limit or carefully manage the number of bedrooms per acre).

Although this approach may only result in a few affordable units being built before 2027, it may set the stage for additional affordable units (and additional smaller market rate units) being built in the future.

5. Smaller Lots For Affordable Units

In accordance with CGS Section 8-2i, the Planning and Zoning Commission could modify the Zoning Regulations to allow a smaller lot for an affordable unit deed-restricted in perpetuity (see Chapter 5 and sidebar on page 8). In a public water supply watershed, CGS Section 8-3i (see sidebar on page 8) provides for a referral to Aquarion and the Department of Public Health for such text change.

6. CHFA Mortgages

The Affordable Housing Appeals List includes homes purchased by persons utilizing Connecticut Housing Finance Authority (CHFA) mortgages. Such mortgages may offer lower interest rates, smaller down payments, and/or other financing benefits. This could be a great way to help people come to Easton.

Some communities offer closing cost assistance, down payment assistance, and other incentives to attract such buyers. Easton could consider a similar program within available staff/commission capacity.

7. Conservation Subdivision

Affordable housing could also be provided as part of a conservation-style subdivision.

Section 3200 of the Zoning Regulations allows for a “Conservation Development” in the “RB” zone (3-acres) in Easton subject to granting of a Special Permit by the Planning and Zoning Commission and subject to the provisions in Section 5900 of the regulations. The conservation development regulation specifies the maximum number of units that are allowable and then allows for a great deal of flexibility in how the lots / dwellings are laid out. Each parcel created has to meet the requirements of the Health Code.

The current regulations (Section 5920.2) state that one option is a mathematical approach whereby the maximum number of units is 0.25 units per acre (one unit per four acres) of “net land area” (parcel area minus watercourses, wetlands, 100-year floodplains, and pre-development grades in excess of twenty-five percent (25%)).

If at least 20 percent of the units will be deed-restricted as affordable (see Chapter 5 and sidebar on page 28), Easton could modify the Zoning Regulations to allow for 0.40 units per acre of “net land area”.

Consider a parcel with 60 acres of “net land area.” Under the current regulations, this would result in a maximum of 15 lots. All of the homes would be market-rate and none of the homes would be deed-restricted as affordable.

If the regulation change mentioned above was adopted, this would result in a maximum of 24 lots. With a requirement that 20% of the units be deed-restricted as affordable, there would be 5 affordable units (4.8 rounded up to 5) and 19 market rate units. Overall, the developer would get 4 additional market rate units for providing 5 affordable units.

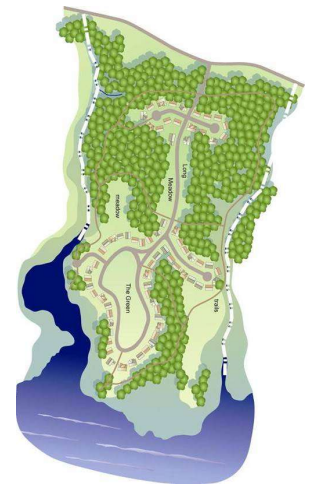
Conventional Subdivision

All land areas utilized for lots with open space location as a secondary consideration.



Conservation Subdivision

Open space location is a primary consideration and the same number of lots are laid out in an environmentally sensitive way.



8. Farm Housing

Easton has a strong agricultural heritage and farms need farm workers. An option for the Town to consider might be to modify the Zoning Regulations to allow for farm worker housing on active farms provided the units are deed-restricted to be rented at affordable prices and subject to granting of a Special Permit by the Planning and Zoning Commission. This might help local farms attract and keep workers and might help Easton increase the number of affordable units in the community (see Chapter 5 and sidebar on page 28).

9. Adaptive Re-Use

If at least one of the units will be deed-restricted as affordable (see Chapter 5 and sidebar on page 28), Easton could modify the Zoning Regulations to allow for conversion of a single-family home to a two-family or a three-family home subject to granting of a Special Permit by the Planning and Zoning Commission. This could be limited to collector or arterial roadways, to properties served with public water (all properties would have to comply with the Health Code), or could be allowed in all parts of Easton.

10. Floor-Area Ratio Affordable Housing (FARAH)

If one or more of the units will be deed-restricted as affordable (see Chapter 5 and sidebar on page 28), Easton could modify the Zoning Regulations to allow for the floor area in an existing structure to be converted, subject to granting of a Special Permit by the Planning and Zoning Commission, to multiple units with the number of units (density) up to the applicant provided adequate parking / utilities are provided. This could be limited to collector or arterial roadways, to properties served with public water (all properties would have to comply with the Health Code), or could be allowed in all parts of Easton.

11. Extend Existing Deed Restrictions

At the February 10 public meeting, a participant suggested a strategy of extending deed-restrictions on existing affordable units (accessory dwelling units) which are due to expire.

Accomplishing this may take some research into the status of each unit but this strategy, even if financial contributions or tax incentives are involved, may prove beneficial for Easton.

12. Acquire Deed-Restrictions On Existing Units

At the February 10 public meeting, a participant suggested a strategy of acquiring deed-restrictions on existing units through tax breaks or tax incentives. While this may involve financial contributions or tax incentives to the property owner, it may prove beneficial for Easton.

13. Help People Be Able To Afford To Live Here

At the February 10 public meeting, a participant suggested a strategy of finding ways to help people be able to afford to live here.

One option could be to offer financial incentives to local teachers, police etc.

Another option could be to establish a cooperative purchase program where the Town would participate with a buyer and purchase and take title to the land while the buyer would acquire the improvements. An affordability restriction would be placed on the property. The Town would receive lease payments on the property.

14. Revisit Accessory Dwelling Unit Approaches

Accessory dwelling units could be a way to provide for additional housing options and choices in Easton and provide for housing which is more affordable. With recent changes in State law, it would seem to make sense to revisit the regulatory approach in Easton with regard to registering existing units which may exist, enabling new units to be created, and addressing other opportunities which may exist.

Other Options

While such units might not count as “affordable” units per State guidelines, additional housing options that might be considered for Easton at some time in the future could include:

1. Multiple smaller units on a property for persons ages 55+
2. Multiple smaller units on a property for persons ages 62+
3. Detached accessory apartment (or caretaker cottage with fewer limitations)
4. Starter housing
5. “Workforce housing” deed-restricted to prices affordable to households earning 80% to 120% of area median income.
6. Supportive housing such as housing for:
 - Veterans
 - People with special needs

5

SUPPORTING STRATEGIES

1. Guide Housing Locations / Design

Over the years, research has found that most people are comfortable with enabling housing options and choices when there are clear and logical expectations regarding the location and design of such development.

Easton should seek to guide the location and design of housing options and choices (including affordable housing) in ways consistent with the overall land use vision for Easton.

Design guidelines to encourage or require designs for higher density housing appropriate to Easton could be adapted from:

- Visual guidelines in other communities
- State “pattern book” (expected to be ready in 2023)

Visual Guidelines



“Pattern Book”



2. Strengthen Municipal Capacity

Over the long term, Easton would like to find ways to accommodate affordable housing within the community in ways which strike a balance with protecting environmental resources and preserving water quality for the region.

To be able to accomplish this, Easton should take affirmative steps to manage the process.

1. Easton should establish an appropriate organizational framework and supportive financial framework to sustain the effort of addressing affordable housing issues.
2. Easton should establish an Ad Hoc Affordable Housing Working Group (or an Affordable Housing Committee) to advocate for affordable housing and oversee and coordinate municipal efforts in Easton.
3. It could be advantageous to establish an Affordable Housing Fund (also called a Housing Trust Fund) to receive revenues to be used for housing-related efforts.
4. In the near term, the Easton Ad Hoc Affordable Housing Working Group (or an Affordable Housing Committee) could study ways to provide revenue to the Affordable Housing Fund including:
 - Grants / donations / bequests
 - Fees on zoning permits (CGS Section 8-2i)
 - Fees in lieu of building affordable housing units (if affordable housing units are required but not if affordable units are incentivized)
 - Municipal budget (operating and/or capital budget)
 - Other sources

Other Options

While not recommended for Easton at this time, some communities have established:

- a housing authority (see CGS Section 8-40), and/or
- a community housing trust or a non-profit affordable housing corporation

Term Of Restrictions

State statutes (such as CGS Section 8-30g) require that affordability restrictions on an affordable unit be for at least 40 years.

Some communities are exploring extending the term of the deed restrictions to:

- 99 years,
- the life of the unit, or
- a 40-year term which automatically renews at the end of the term unless the restriction is bought out by the then owner or released by the Town.

Value Increment

At the end of the deed-restriction period, the unit price resets to market value producing a value increment ("windfall") to the then owner.

Some communities are exploring how to capture all or some of this value increment so that the monies can be re-invested into housing affordability (rather than a capital gain to the then owner).

3. Establish Appropriate Protocols

It is important for the Town to have appropriate procedures in place to oversee deed-restricted units so the units are not lost intentionally or inadvertently. This should include:

1. Create standard documents / procedures associated with deed-restricted units:
 - a. Standard housing affordability plan (including a standard fair housing marketing plan)
 - b. Standard deed restrictions
 - c. Standard annual report format
2. Town approval of any proposed administrator who will be responsible for qualifying eligible households, verifying income, and approving sale prices and rental rates (maybe even a third-party administrator paid for by the parties).
3. Adopt regulations requiring that standard documents / procedures be utilized for future deed-restricted developments.

APPENDIX



1. Glossary Of Some Key Housing Terms

8-30g - A reference to the Affordable Housing Appeals Procedure established by the State of Connecticut. *See "Affordable Housing Appeals Procedure"*

ACCESSORY DWELLING UNIT (ACCESSORY APARTMENT) – A separate dwelling unit:

- located on the same lot as a principal dwelling unit of greater square footage,
- with cooking facilities, and
- which complies with or is otherwise exempt from any applicable building code, fire code and health and safety regulations;

ACCESSORY DWELLING UNIT, AFFORDABLE - An accessory apartment subject to binding recorded deeds which contain covenants or restrictions that require such accessory apartment be sold or rented at, or below, prices that will preserve the unit as housing for which, for a period of not less than ten years, persons and families pay thirty per cent or less of income, where such income is less than or equal to eighty per cent of the median income.

AFFORDABLE HOUSING - Housing for which persons and families pay thirty per cent or less of their annual income, where such income is less than or equal to 80% of the area median income. (See CGS Section 8-39a)

AFFORDABLE HOUSING APPEALS PROCEDURE – As codified in CGS 8-30g, a series of procedures that developers, municipalities, and courts must follow with regard to a proposed affordable housing development with regard to:

- What constitutes an application.
- How such application is to be processed,
- A developer appeal of a decision by a local board or commission to reject such an application or approve such application with restrictions that would have a substantially adverse impact on the viability of the project.
- The “burden of proof” shifting to the municipality with regard to proving that:
 - The decision was necessary to protect substantial public interests in health, safety, or other matters the municipality may legally consider;
 - The public interests clearly outweigh the need for affordable housing; and
 - Such public interests cannot be protected by reasonable changes to the affordable housing development.

AFFORDABLE HOUSING DEVELOPMENT - As used in CGS Section 8-30g, a proposed housing development which is (A) assisted housing, or (B) a set-aside development. See CGS Section 8-30g et seq.

ANNUAL INCOME - In general, the adjusted gross income as defined for purposes of reporting under Internal Revenue Service (IRS) Form 1040 series for individual federal annual income tax purposes.

AREA MEDIAN INCOME (AMI) - An "average" annual income for an area as determined by HUD which is used to calculate eligibility for certain affordable housing programs.

AS OF RIGHT – Able to be approved in accordance with the terms of a zoning regulation or regulations and without requiring that a public hearing be held, a variance, special permit or special exception be granted or some other discretionary zoning action be taken, other than a determination that a site plan is in conformance with applicable zoning regulations;

ASSISTED HOUSING - Housing which is receiving, or will receive, financial assistance under any governmental program for the construction or substantial rehabilitation of low- and moderate-income housing, and any housing occupied by persons receiving rental assistance.

CGS - Connecticut General Statutes

CHFA/USDA MORTGAGE - Government-insured home loans with fixed-interest rates that enable qualified borrowers (such as those with low- and moderate-incomes) to purchase a home with reduced down payments and/or closing cost reduction.

COTTAGE CLUSTER - A grouping of at least four detached housing units, or live work units, per acre that are located around a common open area.

COTTAGE COURT - A group of small, detached structures arranged around a shared court visible from the street. Structures of less than 2 stories are oriented primarily to the shared court with automobile access to the side and/or rear.

COURTYARD BUILDING - A detached structure consisting of multiple side-by-side and/or stacked dwelling units oriented around a courtyard or series of courtyards which are generally open to the street. Building height can vary based on location / context but may be up to 3.5-stories.

DUPLEX (also called Two-Family) – A detached structure that consists of two dwelling units arranged side-by-side or one above the other. This type has the appearance of a small-to-medium single-unit house of up to 2.5 stories.

FAIR HOUSING – The right to choose housing free from unlawful discrimination based on race, color, religion, sex, national origin, familial status, disability, marital status, and age (codified in the federal Fair Housing Act).

FAMILY – People related by blood, adoption, marriage, civil union, etc.

FEE-IN-LIEU-OF AFFORDABLE HOUSING (FILAH) – A scenario where a developer may satisfy a requirement to provide affordable housing by paying a fee into a housing trust fund in lieu of on-site production. The housing trust fund is used (along with other funding sources) to finance affordable housing elsewhere in the community.

FOURPLEX - A detached structure with the appearance of a medium-sized single-unit house which contains four dwelling units, two on the ground floor and two above, with shared or individual entries from the street.

HOUSEHOLD - All the people who occupy a housing unit.

HOUSING CHOICE VOUCHER – See “Rental Assistance.”

HOUSING UNIT EQUIVALENT POINTS – A system created by the Legislature (see CGS Section 8-30g) whereby points are attained for different types of housing units newly created since 1990.

Housing Unit Equivalent Points

Housing Type	HUEP If Rented	HUEP If Owned
Family Units Affordable @ 40% AMI	2.50	2.00
Family Units Affordable @ 60% AMI	2.00	1.50
Family Units Affordable @ 80% AMI	1.50	1.00
Elderly Units Affordable @ 80% AMI	0.50	0.50
Market Rate Units In Set-Aside Development	0.25	0.25
Family Units In An Approved Incentive Housing Development	0.25	0.25
Mobile Manufactured Home In A Resident-Owned MMH Park		
MMH Units Affordable @ 60% AMI	2.00	2.00
MMH Units Affordable @ 80% AMI	1.50	1.50
Other Units In A Resident-Owned MMH Park	0.25	0.25
Potential Bonus Points		
Elderly Units (If at least 60% of the units submitted as part of the moratorium application are family units)	0.50	0.50
3-Bedroom Units	0.25	0.25

INCENTIVE HOUSING ZONE - A zone established to promote the creation of affordable housing. See CGS Section 8-13m et seq.

INCLUSIONARY ZONING - Municipal regulations which make some provision for housing affordable to people with low to moderate incomes as part of new development approvals – either in terms of establishment of units, a fee-in-lieu-of-units, and/or other approaches. Programs can be mandatory (required) or voluntary (incentivized). In the absence of such provisions, affordable housing may not be created due to municipal intent, builder choice, neighborhood opposition, financing practices, and/or other factors.

LIVE-WORK UNIT - An attached or detached structure consisting of one dwelling unit above or behind a ground floor space that can accommodate a range of non-residential use. The residential unit and flex space have separate outside entrances but are connected internally and maintain a firewall-separation.

MEDIAN - A numerical value used to describe an overall dataset where one half of the values in the dataset are above the median value and one half are below.

MEDIAN INCOME - As used in CGS Section 8-30g, after adjustments for family size, the lesser of the state median income or the area median income for the area in which the municipality containing the affordable housing development is located, as determined by the United States Department of Housing and Urban Development.

MIDDLE HOUSING - Housing types which fit in the middle between single-family dwellings and larger multi-family developments (such as duplexes, triplexes, fourplexes, townhouses, cottage courts, and multiplexes). Missing middle housing generally contains fewer than 8 units but may contain more units in more urban settings. The buildings are typically “house-scale” to fit into existing neighborhoods. They can be more naturally affordable than other housing types and can also support walkability, locally-serving retail, and public transportation.

MIXED-USE BUILDING – See mixed use development.

MIXED-USE DEVELOPMENT - A development containing both residential and nonresidential uses in any single building.

MULTI-PLEX - A detached structure that consists of 5 to 12 dwelling units arranged side-by-side and/or stacked, typically with a shared entry from the street. This 2 to 2.5-story structure has the appearance of a medium-to-large single-unit house.

NATURALLY OCCURRING AFFORDABLE HOUSING (NOAH) – Housing which sells or rents at affordable prices without government subsidies or deed-restrictions – often due to age, condition, location, market conditions, or other factors.

RENTAL ASSISTANCE - A program for helping -low-income households afford decent, safe, and sanitary housing by paying the difference between 30% of the household’s income and the rental rate of a unit that meets minimum standards of quality and safety as defined by the State of Connecticut.

SET-ASIDE DEVELOPMENT - As used in CGS Section 8-30g, a development in which not less than thirty per cent of the dwelling units will be conveyed by deeds containing covenants or restrictions which shall require that, for at least forty years after the initial occupation of the proposed development, such dwelling units shall be sold or rented at, or below, prices which will preserve the units as housing for which persons and families pay thirty per cent or less of their annual income, where such income is less than or equal to eighty per cent of the median income. In a set-aside development, of the dwelling units conveyed by deeds containing covenants or restrictions, a number of dwelling units equal to not less than fifteen per cent of all dwelling units in the development shall be sold or rented to persons and families whose income is less than or equal to sixty per cent of the median income and the remainder of the dwelling units conveyed by deeds containing covenants or restrictions shall be sold or rented to persons and families whose income is less than or equal to eighty per cent of the median income.

SINGLE-FAMILY – A detached structure that consists of one dwelling unit.

TRIPLEX - A detached structure that consists of 3 dwelling units typically stacked on top of each other on consecutive floors, with one entry for the ground floor unit and a shared entry for the units above.

TOWNHOUSE - A residential building constructed in a grouping of three or more attached units, each of which shares at least one common wall with an adjacent unit and has exterior walls on at least two sides.

TOWNHOUSE, STREETFRONT - A townhouse placed in close proximity to a public or private street or courtyard with the entry to the unit on the narrow end of the unit. The street façades have entrances and avoid garages.

TWO-FAMILY – See “Duplex”

2. Income Thresholds / Housing Prices

Income levels and housing prices are based on the lower of the State median income (\$112,600) or the area median income (Bridgeport housing market area median income = \$103,900). The median income data varies by household size.

2022 Income Threshold - Easton

	1 person	2 people	3 people	4 people	5 people
Median Income	<u>\$72,730</u>	<u>\$83,120</u>	<u>\$93,510</u>	<u>\$103,900</u>	<u>\$112,212</u>
80% of AMI	<u>\$58,184</u>	<u>\$66,496</u>	<u>\$74,808</u>	<u>\$83,120</u>	<u>\$89,770</u>

United States Department of Housing and Urban Development, 2022

This is then converted to a “housing allowance” based on translating household size to unit size and allocating 30% to housing costs. In Easton, most rental rates are constrained by “fair market rent” (FMR) as determined by HUD.

2022 Maximum Gross Rent At 80% AMI - Easton

	Studio	1 BR	2 BR	3 BR	4 BR
Ave, Occupancy	1 person	1.5 people	3 people	4.5 people	6 people
Housing Allowance	<u>\$1,455</u>	<u>\$1,559</u>	<u>\$1,870</u>	<u>\$2,161</u>	<u>\$2,424</u>
Max. Gross Rent	<u>\$1,093</u>	<u>\$1,321</u>	<u>\$1,645</u>	<u>2,118</u>	<u>\$2,424</u>

United States Department of Housing and Urban Development, 2022

Sale prices are dependent on mortgage interest rates, tax rates, utility costs, and other factors.

2022 Maximum Sale Price At 80% AMI - Easton

	Studio	1 BR	2 BR	3 BR	4 BR
Ave, Occupancy	1 person	1.5 people	3 people	4.5 people	6 people
Max. Sales Price @ 5.0 % Interest	<u>\$178,334</u>	<u>\$180,827</u>	<u>\$212,522</u>	<u>\$239,154</u>	<u>\$261,397</u>
Max. Sales Price @ 60 % Interest	<u>\$151,336</u>	<u>\$153,568</u>	<u>\$179,862</u>	<u>\$202,665</u>	<u>\$221,539</u>

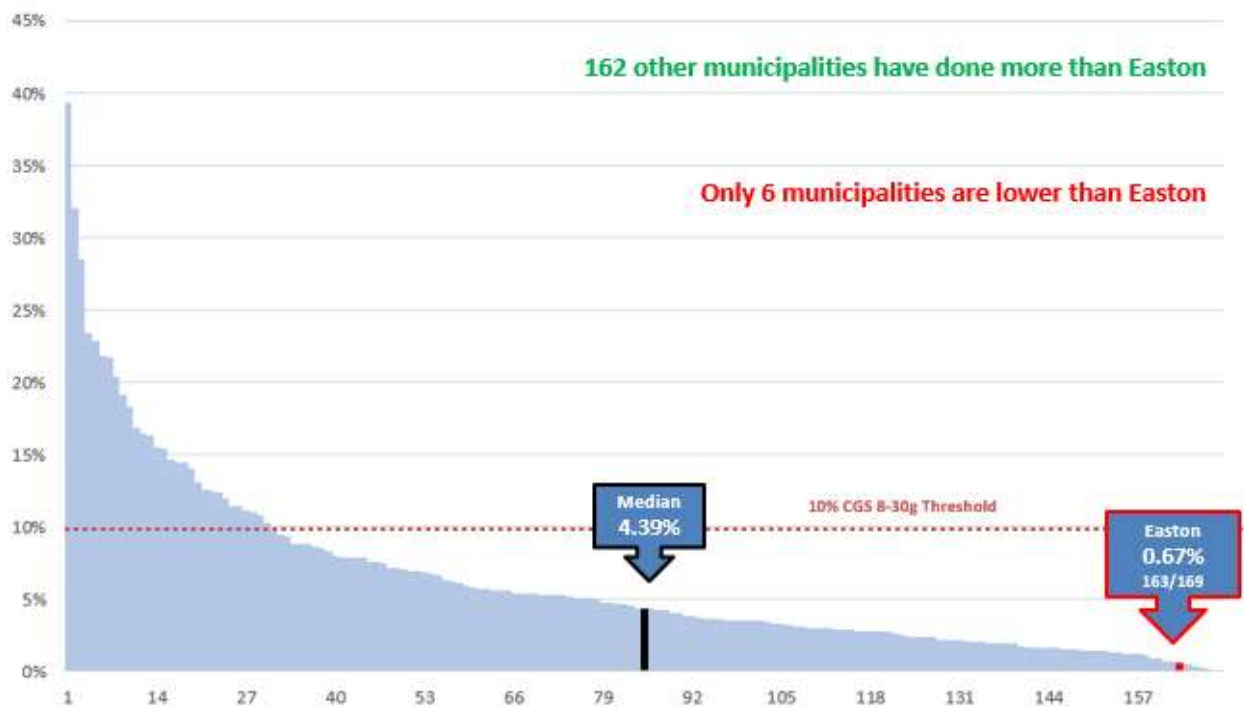
Methodology specified by Regulations of Connecticut State Agencies. Maximum sale price based on a 30-year fixed-rate mortgage and, per State DOH guidelines, assumes a 20% down payment. Funds available to service mortgage determined by deducting the following from the monthly housing allocation (utilities, real estate taxes, insurance, and an allowance for a possible condominium fee).

3. Affordable Housing Inventory

Another way to look at the presence of affordable housing units is to look at the number of units which might sell or rent at affordable prices (see page 3). From the Assessor's database, Easton has:

- 1 housing unit valued less than \$100,000,
- 1 housing unit valued less than \$200,000 (i.e., 0 additional), and
- 8 total housing units valued less than \$300,000 (i.e., 7 additional).

Easton is ranked 163 of 169 Connecticut municipalities in terms of the percentage of affordable housing in the community.



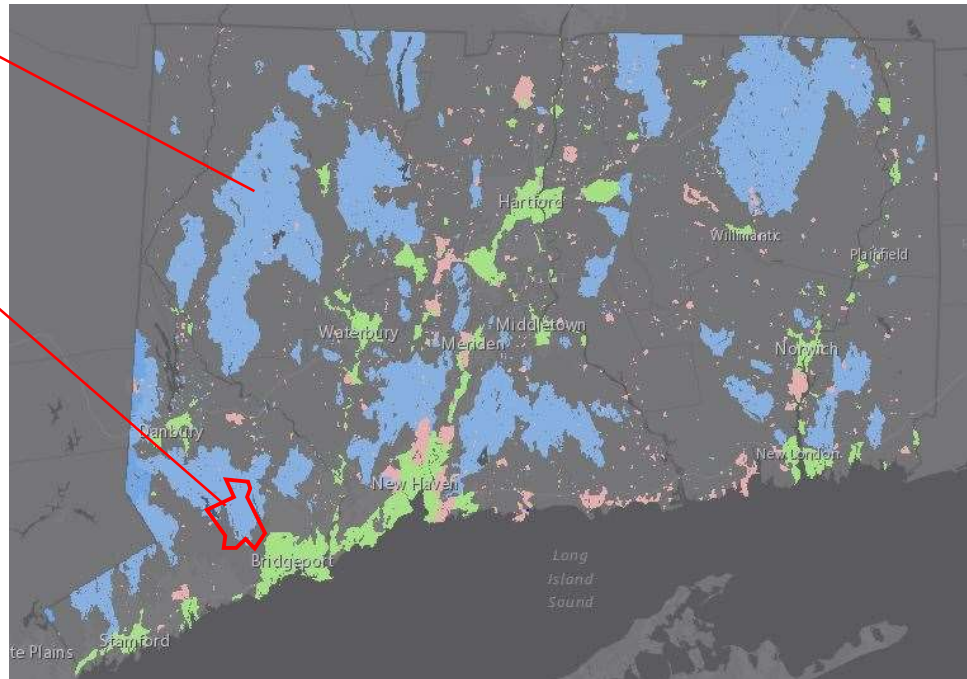
At the February public meeting, residents felt that it was not reasonable, due to the presence of significant public water supply watershed areas, to compare Easton with all communities in Connecticut.

As a result, with the help of MetroCOG (the regional council of governments), the data on percent affordable housing was tabulated with percent watershed land. The map on the top of the next page shows areas in Connecticut with a water quality classification of "GAA" which is the designation for public water supply watersheds.

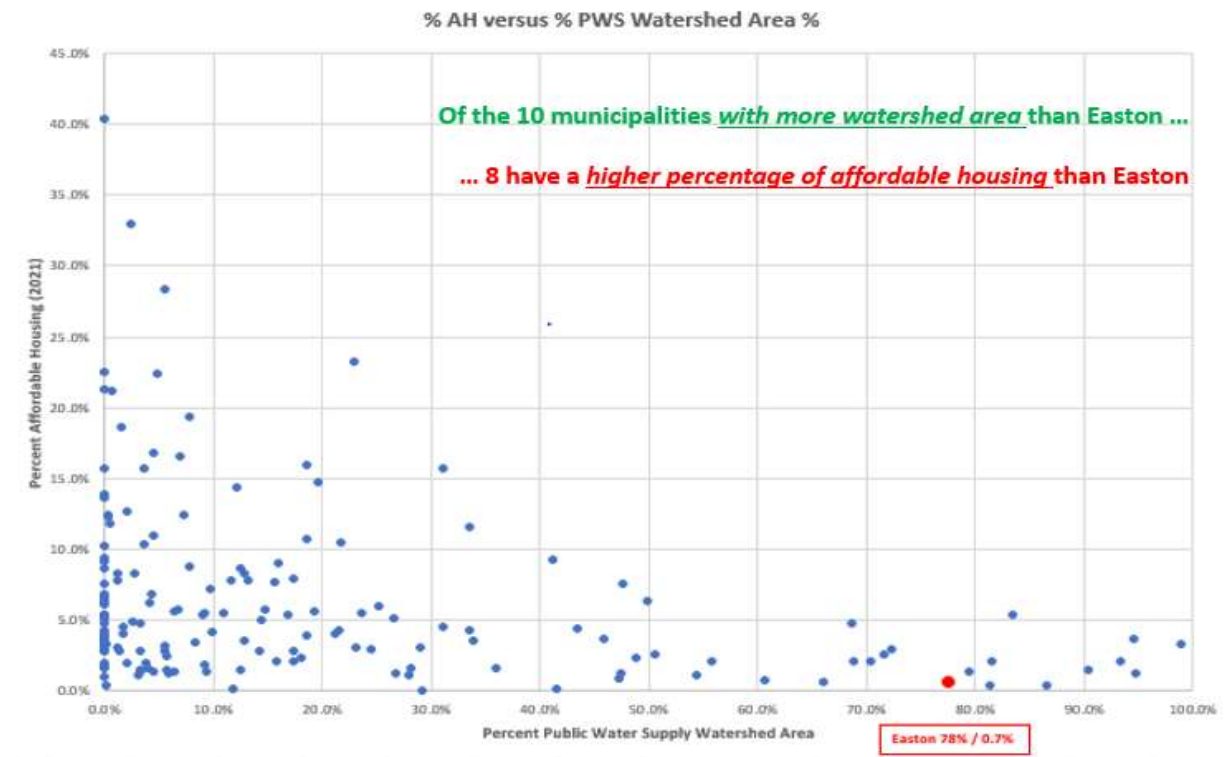
Public Water Supply Watershed Areas

Public Water Supply
Watersheds

EASTON



In this analysis, Easton is ranked #11 in Connecticut in terms of the amount of land in public water supply watersheds. Of the 10 communities with more watershed land, eight have found ways to have more affordable units than Easton.



LEGEND

PWSW	Percent of land area classified GAA (public water supply watershed) according to DEEP
% AH	Percent affordable housing per DOH 2021 AH Appeals List (issued 2/22)
2020 Pop.	Preliminary 2020 population (from redistricting data released 8/21)
2015-19 Value	Estimated median home value from 5-year American Community Survey data (2015-2019)
2020 AMI	2020 <u>area median income</u> for a 4-person household (lower of State median or area median income) used to calculate income eligibility and rents / sale prices [HMFA areas interpolated]

TOWN	PWSW	% AH	2020 Pop.	2015-19 Value	2020 AMI
1. Ashford	99.0%	3.4%	4,191	\$ 233,300	\$ 86,900
2. Eastford	94.8%	1.3%	1,649	\$ 251,500	\$ 86,900
3. Chaplin	94.6%	3.7%	2,151	\$ 207,600	\$ 86,900
4. Morris	93.3%	2.1%	2,256	\$ 325,500	\$ 102,600
5. Union	90.3%	1.6%	785	\$ 283,800	\$ 97,400
6. Redding	86.5%	0.5%	8,765	\$ 579,400	\$ 102,600
7. Somers	83.4%	5.4%	10,255	\$ 323,300	\$ 97,400
8. Roxbury	81.6%	2.1%	2,260	\$ 599,900	\$ 102,600
9. Goshen	81.3%	0.4%	3,150	\$ 329,900	\$ 102,600
10. Woodstock	79.5%	1.5%	8,221	\$ 267,400	\$ 86,900
11. Easton	77.5%	0.7%	7,605	\$ 641,500	\$ 98,000
12. Harwinton	72.3%	2.9%	5,484	\$ 310,300	\$ 102,600
13. New Hartford	71.6%	2.6%	6,658	\$ 290,700	\$ 102,600
14. North Branford	70.4%	2.2%	13,544	\$ 291,000	\$ 91,200
15. Washington	68.9%	2.1%	3,646	\$ 425,400	\$ 102,600
16. Litchfield	68.6%	4.8%	8,192	\$ 313,900	\$ 102,600
17. Bethany	66.0%	0.6%	5,297	\$ 381,500	\$ 91,200
18. Killingworth	60.7%	0.8%	6,174	\$ 358,300	\$ 102,600
19. Burlington	55.8%	2.1%	9,519	\$ 335,500	\$ 97,400
20. Woodbridge	54.4%	1.2%	9,087	\$ 464,400	\$ 91,200
21. Prospect	50.6%	2.7%	9,401	\$ 290,100	\$ 80,300
22. Mansfield	49.9%	6.4%	25,892	\$ 244,900	\$ 97,400
23. Durham	48.9%	2.3%	7,152	\$ 309,700	\$ 91,200
24. Willington	47.6%	7.6%	5,566	\$ 225,200	\$ 97,400
25. Monroe	47.4%	1.3%	18,825	\$ 370,200	\$ 98,000
26. Hartland	47.3%	0.9%	1,901	\$ 272,200	\$ 97,400
27. Cheshire	45.8%	3.7%	28,733	\$ 334,900	\$ 80,300
28. Wallingford	43.5%	4.4%	44,396	\$ 267,800	\$ 91,200
29. Warren	41.6%	0.1%	1,351	\$ 386,100	\$ 102,600
30. Hamden	41.2%	9.3%	61,169	\$ 225,300	\$ 91,200
31. Madison	35.9%	1.7%	17,691	\$ 428,600	\$ 91,200
32. Wilton	33.9%	3.6%	18,503	\$ 793,200	\$ 102,600
33. Danbury	33.5%	11.5%	86,518	\$ 299,600	\$ 102,600
34. Ledyard	33.5%	4.3%	15,413	\$ 235,200	\$ 91,800
35. New Milford	31.1%	4.5%	28,115	\$ 301,300	\$ 102,600
36. Stamford	31.1%	15.7%	135,470	\$ 532,700	\$ 102,600
37. Bridgewater	29.3%	0.1%	1,662	\$ 476,100	\$ 102,600
38. Ridgefield	29.1%	3.0%	25,033	\$ 653,100	\$ 102,600
39. Barkhamsted	28.1%	1.6%	3,647	\$ 251,900	\$ 102,600
40. Colebrook	28.0%	1.1%	1,361	\$ 255,800	\$ 102,600
41. New Fairfield	26.7%	1.3%	13,579	\$ 348,800	\$ 102,600
42. Montville	26.5%	5.2%	18,387	\$ 201,700	\$ 91,800
43. Bethel	25.2%	6.0%	20,358	\$ 342,400	\$ 102,600
44. New Canaan	24.5%	2.9%	20,622	\$ 1,355,800	\$ 102,600
45. Ellington	23.6%	5.5%	16,426	\$ 282,300	\$ 97,400
46. Shelton	23.1%	3.1%	40,869	\$ 349,300	\$ 98,000
47. Groton	23.0%	23.2%	38,411	\$ 242,600	\$ 91,800
48. Torrington	21.6%	10.6%	35,515	\$ 153,700	\$ 102,600

Updated Recommended Easton AH Plan - 05/16/22

TOWN	PWSW	% AH	2020 Pop.	2015-19 Value	2020 AMI
49. Tolland	21.5%	4.4%	14,563	\$ 287,100	\$ 97,400
50. Preston	21.2%	4.1%	4,788	\$ 247,600	\$ 91,800
51. Bristol	19.7%	14.8%	60,833	\$ 197,800	\$ 97,400
52. Glastonbury	19.4%	5.6%	35,159	\$ 348,000	\$ 97,400
53. Kent	18.6%	4.0%	3,019	\$ 360,700	\$ 102,600
54. Ansonia	18.6%	16.0%	18,918	\$ 214,200	\$ 102,600
55. Winchester	18.6%	10.8%	10,224	\$ 168,200	\$ 102,600
56. Guilford	18.0%	2.4%	22,073	\$ 399,600	\$ 91,200
57. Chester	17.4%	2.2%	3,749	\$ 348,700	\$ 102,600
58. Wolcott	17.4%	8.0%	16,142	\$ 247,500	\$ 80,300
59. Middlefield	17.3%	2.8%	4,217	\$ 283,000	\$ 102,600
60. Greenwich	16.8%	5.4%	63,518	\$ 1,251,200	\$ 102,600
61. Berlin	15.9%	9.0%	20,175	\$ 283,300	\$ 97,400
62. Salem	15.8%	2.1%	4,213	\$ 288,500	\$ 102,600
63. Stafford	15.7%	7.7%	11,472	\$ 191,600	\$ 97,400
64. Stonington	14.8%	5.7%	18,335	\$ 335,100	\$ 91,800
65. Watertown	14.4%	5.0%	22,105	\$ 234,900	\$ 80,300
66. Norfolk	14.2%	2.8%	1,588	\$ 320,800	\$ 102,600
67. East Haven	13.2%	7.8%	27,923	\$ 212,800	\$ 91,200
68. Portland	12.9%	8.3%	9,384	\$ 252,600	\$ 102,600
69. Cornwall	12.8%	3.6%	1,567	\$ 441,800	\$ 102,600
70. Bolton	12.6%	1.5%	4,858	\$ 275,900	\$ 97,400
71. Colchester	12.6%	8.7%	15,555	\$ 255,500	\$ 102,600
72. Manchester	12.2%	14.4%	59,713	\$ 184,600	\$ 97,400
73. Weston	11.7%	0.2%	10,354	\$ 868,200	\$ 102,600
74. West Hartford	11.7%	7.8%	64,083	\$ 334,300	\$ 97,400
75. Trumbull	11.0%	5.6%	36,827	\$ 399,200	\$ 98,000
76. Middlebury	9.9%	4.2%	7,574	\$ 342,600	\$ 80,300
77. Plymouth	9.7%	7.3%	11,671	\$ 198,500	\$ 102,600
78. Haddam	9.4%	1.4%	8,452	\$ 316,300	\$ 102,600
79. Bethlehem	9.2%	1.8%	3,385	\$ 328,500	\$ 102,600
80. Seymour	9.2%	5.6%	16,748	\$ 253,300	\$ 102,600
81. Southington	9.0%	5.3%	43,501	\$ 277,000	\$ 97,400
82. Branford	8.3%	3.4%	28,273	\$ 293,100	\$ 91,200
83. Naugatuck	7.9%	8.7%	31,519	\$ 183,400	\$ 80,300
84. Norwich	7.8%	19.3%	40,125	\$ 164,200	\$ 91,800
85. Windsor Locks	7.3%	12.4%	12,613	\$ 188,200	\$ 97,400
86. Meriden	6.9%	16.6%	60,850	\$ 171,900	\$ 91,200
87. North Haven	6.8%	5.8%	24,253	\$ 298,300	\$ 91,200
88. Waterford	6.5%	5.6%	19,571	\$ 252,200	\$ 91,800
89. Orange	6.5%	1.4%	14,280	\$ 389,900	\$ 102,600
90. North Stonington	5.9%	1.2%	5,149	\$ 295,200	\$ 91,800
91. Hampton	5.7%	1.5%	1,728	\$ 240,600	\$ 86,900
92. Newtown	5.6%	2.5%	27,173	\$ 398,200	\$ 102,600
93. Pomfret	5.6%	2.8%	4,266	\$ 291,900	\$ 86,900
94. East Hampton	5.5%	3.3%	12,717	\$ 267,700	\$ 102,600
95. Windham	5.5%	28.3%	24,425	\$ 159,700	\$ 86,900
96. Middletown	4.9%	22.4%	47,717	\$ 231,300	\$ 102,600
97. Southbury	4.6%	1.4%	19,879	\$ 325,000	\$ 80,300
98. Bloomfield	4.5%	11.0%	21,535	\$ 214,600	\$ 97,400
99. Vernon	4.4%	16.8%	30,215	\$ 203,600	\$ 97,400
100. Plainville	4.4%	6.9%	17,525	\$ 219,700	\$ 97,400
101. Thomaston	4.1%	6.3%	7,442	\$ 219,800	\$ 102,600
102. Beacon Falls	4.0%	1.7%	6,000	\$ 257,200	\$ 80,300
103. Woodbury	3.9%	2.0%	9,723	\$ 350,100	\$ 102,600
104. West Haven	3.7%	15.8%	55,584	\$ 193,800	\$ 91,200
105. Killingly	3.6%	10.4%	17,752	\$ 192,000	\$ 86,900
106. Oxford	3.4%	1.4%	12,706	\$ 354,100	\$ 80,300
107. Salisbury	3.3%	1.5%	4,194	\$ 494,500	\$ 102,600
108. Fairfield	3.2%	2.8%	61,512	\$ 611,500	\$ 98,000
109. Simsbury	3.2%	4.8%	24,517	\$ 332,800	\$ 97,400

Updated Recommended Easton AH Plan - 05/16/22

TOWN	PWSW	% AH	2020 Pop.	2015-19 Value	2020 AMI
110. Canaan	3.1%	1.2%	1,080	\$ 338,800	\$ 102,600
111. Canton	2.8%	8.3%	10,124	\$ 322,500	\$ 97,400
112. Thompson	2.6%	4.9%	9,189	\$ 218,000	\$ 86,900
113. New Haven	2.4%	33.0%	134,023	\$ 199,000	\$ 91,200
114. Putnam	2.2%	12.7%	9,224	\$ 194,900	\$ 86,900
115. Sharon	2.1%	2.0%	2,680	\$ 374,100	\$ 102,600
116. Sprague	1.8%	4.6%	2,967	\$ 228,600	\$ 91,800
117. Avon	1.7%	4.1%	18,932	\$ 383,200	\$ 97,400
118. New Britain	1.6%	18.6%	74,135	\$ 160,800	\$ 97,400
119. Clinton	1.4%	2.9%	13,185	\$ 282,000	\$ 102,600
120. Griswold	1.3%	8.3%	11,402	\$ 180,600	\$ 91,800
121. Farmington	1.2%	7.8%	26,712	\$ 332,000	\$ 97,400
122. Deep River	1.2%	3.1%	4,415	\$ 287,500	\$ 102,600
123. Waterbury	0.7%	21.2%	114,403	\$ 130,700	\$ 80,300
124. Derby	0.4%	11.8%	12,325	\$ 206,300	\$ 102,600
125. Enfield	0.4%	12.4%	42,141	\$ 190,400	\$ 102,600
126. Plainfield	0.3%	12.3%	14,973	\$ 182,500	\$ 86,900
127. Lebanon	0.1%	3.4%	7,142	\$ 256,100	\$ 102,600
128. Sherman	0.1%	0.4%	3,527	\$ 466,200	\$ 102,600
129. Voluntown	0.1%	3.8%	2,570	\$ 228,200	\$ 91,800
130. Scotland	0.0%	4.3%	1,576	\$ 231,600	\$ 86,900
131. Westbrook	0.0%	5.2%	6,769	\$ 367,800	\$ 102,600
132. New London	0.0%	22.5%	27,367	\$ 181,900	\$ 91,800
133. Windsor	0.0%	7.6%	29,492	\$ 225,600	\$ 97,400
134. Hartford	0.0%	40.3%	121,054	\$ 165,300	\$ 97,400
135. Bridgeport	0.0%	21.3%	148,654	\$ 174,700	\$ 98,000
136. East Hartford	0.0%	15.8%	51,045	\$ 164,200	\$ 97,400
137. East Windsor	0.0%	13.8%	11,190	\$ 216,000	\$ 97,400
138. Norwalk	0.0%	13.7%	91,184	\$ 435,800	\$ 102,600
139. North Canaan	0.0%	10.2%	3,211	\$ 190,900	\$ 102,600
140. Brooklyn	0.0%	9.4%	8,450	\$ 230,600	\$ 86,900
141. Wethersfield	0.0%	9.2%	27,298	\$ 255,300	\$ 97,400
142. Newington	0.0%	8.7%	30,536	\$ 230,500	\$ 97,400
143. South Windsor	0.0%	6.8%	26,918	\$ 287,100	\$ 97,400
144. Canterbury	0.0%	6.8%	5,045	\$ 228,200	\$ 86,900
145. Suffield	0.0%	6.7%	15,752	\$ 310,500	\$ 97,400
146. Cromwell	0.0%	6.6%	14,225	\$ 236,300	\$ 102,600
147. Stratford	0.0%	6.3%	52,355	\$ 258,400	\$ 98,000
148. Franklin	0.0%	6.2%	1,863	\$ 246,900	\$ 91,800
149. East Lyme	0.0%	6.2%	18,693	\$ 312,200	\$ 91,800
150. East Granby	0.0%	5.4%	5,214	\$ 284,300	\$ 97,400
151. Brookfield	0.0%	5.4%	17,528	\$ 377,900	\$ 102,600
152. Milford	0.0%	5.3%	52,044	\$ 313,400	\$ 102,600
153. Rocky Hill	0.0%	5.1%	20,845	\$ 268,700	\$ 97,400
154. Coventry	0.0%	4.8%	12,235	\$ 252,700	\$ 97,400
155. Andover	0.0%	4.1%	3,151	\$ 273,900	\$ 102,600
156. Darien	0.0%	4.0%	21,499	\$ 1,471,700	\$ 102,600
157. Westport	0.0%	3.8%	27,141	\$ 1,150,400	\$ 102,600
158. Columbia	0.0%	3.6%	5,272	\$ 255,400	\$ 102,600
159. Lisbon	0.0%	3.5%	4,195	\$ 231,300	\$ 91,800
160. Essex	0.0%	3.3%	6,733	\$ 376,300	\$ 102,600
161. Granby	0.0%	3.2%	10,903	\$ 310,600	\$ 97,400
162. East Haddam	0.0%	3.0%	8,875	\$ 287,300	\$ 102,600
163. Hebron	0.0%	2.9%	9,098	\$ 298,400	\$ 102,600
164. Old Saybrook	0.0%	2.9%	10,481	\$ 382,700	\$ 102,600
165. Bozrah	0.0%	2.8%	2,429	\$ 231,000	\$ 91,800
166. Marlborough	0.0%	2.0%	6,133	\$ 316,900	\$ 102,600
167. Sterling	0.0%	1.8%	3,578	\$ 202,100	\$ 86,900
168. Old Lyme	0.0%	1.7%	7,628	\$ 387,200	\$ 102,600
169. Lyme	0.0%	1.1%	2,352	\$ 576,100	\$ 102,600

Housing Cost Burden

A household is considered to be housing cost-burdened if it spends more than 30% of its income on housing costs.

For people who earn above average incomes, they may **choose** to spend more than 30 percent of their income on housing. Since their income is larger, they can rearrange their spending and not have to forgo food, transportation, medical care, or other expenses.

However, households earning modest incomes struggle when housing costs more than 30% of their income. Such households have less financial flexibility and have to forego other basic expenses.

4. Easton-Specific Situations

Some Easton Residents Already Struggle With Housing Costs

While data from the American Community estimates that about **973 existing households** in Easton (about 1 in 3 of Easton's 2,799 households) are spending more than 30% of their income on housing, some of these households are earning above-average incomes and may have chosen to rearrange their spending and do not have to forgo food, transportation, medical care, or other expenses.

However, focusing just on households earning less than \$75,000 per year (**616 existing households** or about 1 in 5 Easton households) reveals that:

- About 442 of 591 owner households are cost burdened (about 75 percent of all owner households earning less than \$75,000 per year), and
- All 25 renter households (100%) earning less than \$75,000 per year are cost burdened (about 58 percent of all renter households).

Some Easton Residents Want Other Housing Options

In 2019, the Commission For The Aging in Easton sent out a survey to all 837 residents aged 60 and over in Easton. Overall, 226 responses were received. The survey results revealed:

- 81% of respondents would like to "age in place" in Easton.
- 25% of participants thought there was a chance they might move in the next 3-5 years.
- If they were to move, the main "drivers" that might be pushing them to do so were taxes, family living elsewhere, a desire for a smaller home.
- If they were to move, the main "attractors" that might encourage them to do so were family living elsewhere, lower taxes, more amenities, more services, etc.

When asked in the survey what they would prefer if senior housing were available, participants indicated:

- Small freestanding / semi-attached house / condominium / apartment.
- One level living.

The survey report concluded that respondents would welcome a type of senior housing.

5. Community Input From 3/28/22 Public Meeting

A. Agreement / Disagreement With Goal / Strategies

	Strongly Agree	Somewhat Agree	No Strong Opinion	No Response	Somewhat Disagree	Strongly Disagree
1. Do you agree with the possible goal statement?	11	2	2	3	3	2
2. Do you agree with the possible main strategies?						
4.1. OVERALL - Increase Affordable Housing	9	4	3	0	3	4
4.2. SITE-SPECIFIC - Housing At Old Samuel Staples School	9	3	3	0	1	7
4.3. SITE-SPECIFIC - Housing At South Park Property	6	3	2	0	1	11
4.4. REGULATIONS - Bedrooms Per Acre Development Option	4	3	3	0	2	11
4.5. REGULATIONS - Smaller Lots For Affordable Units	6	4	1	1	0	11
4.6. REGULATIONS - Conservation Subdivision	5	6	3	0	0	9
4.7. REGULATIONS - Farm Housing	11	5	4	0	0	3
4.8. REGULATIONS - Adaptive Re-Use	8	3	4	1	1	6
4.9. REGULATIONS - Floor-Area Ratio Affordable Housing (FARAH)	4	3	8	0	3	5
4.10. OTHER - CHFA Mortgages	8	9	5	0	0	1
4.11. OTHER - Resident-Suggested Approaches	7	6	3	4	1	2
3. Do you agree with the possible supporting strategies?						
5.1. Guide Housing Locations / Design	7	6	2	4	1	3
5.2. Strengthen Municipal Capacity	8	2	1	4	3	5
5.3. Establish Appropriate Protocols	9	4	2	4	1	3

B. Organized Strategy-Specific Comments

(these comments are the same as in Part C but these are organized by strategy)

4.1. OVERALL - Increase Affordable Housing	1. I think the goal of increasing stock over the next 5 years is reasonable.
4.2. SITE-SPECIFIC - Housing At Old Samuel Staples School	2. I am all for looking at the ideas of Sam Staples – not sure about the septic issues there. 3. Housing for seniors near the senior center. 4. Strategy 4.2 – also lease problem.
4.3. SITE-SPECIFIC - Housing At South Park Property	5. If I recall correctly, doesn't the Aspetuck Land Trust own/manage some land on the Mill River along South Park? Did anyone consider this (I think it is called the Williams Preserve) – it spans both sides of the road across from <<name redacted>> property? 6. Strategy 4.3 – This is a land trust Class 1 trout stream.
4.4. REGULATIONS - Bedrooms Per Acre Development Option	7. Strategy 4.4 would break zoning.
4.5. REGULATIONS - Smaller Lots For Affordable Units	8. Strategy 4.5 – we don't have free (?) land in the 1-acre zone.
4.6. REGULATIONS - Conservation Subdivision	
4.7. REGULATIONS - Farm Housing	9. Strategy 4.7, only in the 1-acre zone. 10. Help our farms – housing for rent workers on farms etc. or not for rent (this happens in New York State)?
4.8. REGULATIONS - Adaptive Re-Use	11. Strategy 4.8 – 2 families on one well plus one septic? 12. Strategy 4.8, only in the 1-acre zone. Not in the 3-acre zone.
4.9. REGULATIONS - Floor-Area Ratio Affordable Housing (FARAH)	
4.10. OTHER - CHFA Mortgages	13. CHFA! Kids who want to come back to their hometown. Seniors – affordable way to stay in town. Could function as incentives for teachers, etc.
4.11. OTHER - Resident-Suggested Approaches	14. Also, to give incentives to homeowners that do have apartments now. 15. ADU amnesty (that aren't in the regs- have some of these count).

5.1. Guide Housing Locations / Design	
5.2. Strengthen Municipal Capacity	16. Strategy 5.2 – more bureaucracy, more government.
5.3. Establish Appropriate Protocols	

OTHER	<p>17. Explore all options please.</p> <p>18. KEEP UP THE GOOD WORK.</p> <p>19. Also, to the idea of interviewing residents of Easton (only), I would recommend interviewing all Americans who would want to live in Easton. I say that tongue-in-cheek, of course, but I don't think current residents are more important than future residents for the future of this town.</p> <p>20. Comply with Clean Drinking Water Act, Clean Water Act, Endangered Species Act.</p> <p>21. Collaborate across communities (like Redding, Weston) to cluster affordable housing within town sewer/water lines. Get funding / state resources to increase sustainable affordable low impact housing across community.</p> <p>22. As a relatively recent Easton resident (<5 years), I know of at least 3 rental units in homes or barns that are not listed in the affordable units. There are lots of people around doing this on the grey market.</p> <p>23. Solve the real problem – wages. Nothing is more important than clean water. Any increase in development or density negatively impacts the watershed. The 3-acre zoning must NOT be broken.</p> <p>24. We need Town vote!</p> <p>25. Wetlands most important.</p> <p>26. Helping elderly in Easton.</p> <p>27. Helping Easton residents first.</p> <p>28. Town vote ALWAYS!</p> <p>29. I support veteran housing.</p> <p>30. I am (statement not finished – survey #4)</p> <p>31. Thank you.</p>
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C. Comments As Submitted

(these comments are the same as in Part B but these are reported as written on the forms)

1. Strategy 4.4 would break zoning. Strategy 4.5 – we don't have free (?) land in the 1-acre zone. Strategy 4.8 – 2 families on one well plus one septic? Strategy 5.2 – more bureaucracy, more government.
2. I am (statement not finished – survey #4)
3. I am all for looking at the ideas of Sam Staples – not sure about the septic issues there. Also, to give incentives to homeowners that do have apartments now. Thank you.
4. Explore all options please. KEEP UP THE GOOD WORK. Also, to the idea of interviewing residents of Easton (only), I would recommend interviewing all Americans who would want to live in Easton. I say that tongue-in-cheek, of course, but I don't think current residents are more important than future residents for the future of this town.
5. Comply with Clean Drinking Water Act, Clean Water Act, Endangered Species Act.
6. ADU amnesty (that aren't in the regs - have some of these count). Collaborate across communities (like Redding, Weston) to cluster affordable housing within town sewer/water lines. Get funding / state resources to increase sustainable affordable low impact housing across community. I think the goal of increasing stock over the next 5 years is reasonable.
7. Strategy 4.7, only in the 1-acre zone. Strategy 4.8, only in the 1-acre zone. Not in the 3-acre zone.
8. If I recall correctly, doesn't the Aspetuck Land Trust own/manage some land on the Mill River along South Park? Did anyone consider this (I think it is called the Williams Preserve) – it spans both sides of the road across from <<name redacted>> property?
9. CHFA! Kids who want to come back to their hometown. Seniors – affordable way to stay in town. Could function as incentives for teachers, etc.
10. As a relatively recent Easton resident (<5 years), I know of at least 3 rental units in homes or barns that are not listed in the affordable units. There are lots of people around doing this on the grey market.
11. Solve the real problem – wages. Nothing is more important than clean water. Any increase in development or density negatively impacts the watershed. The 3-acre zoning must NOT be broken.
12. We need Town vote!
13. Strategy 4.3 – This is a land trust Class 1 trout stream. Wetlands most important. Helping elderly in Easton. Helping Easton residents first. Help our farms – housing for rent workers on farms etc. or not for rent (this happens in New York State)? Housing for seniors near the senior center. Town vote ALWAYS!
14. Strategy 4.2 – also lease problem.
15. I support veteran housing.

D. Scripting Pad Comments

(these is a transcription of the notes on the scripting pad)

1. Old Staples elementary school abuts her property. Concerned about “ using adjacent land” to support AH development. Would oppose acquiring adjacent property, possible effect on her property, and wonders if the community septic ordinance would prohibit this.
2. This is a public meeting. Feels this State mandate affects people’s rights. Feels this mandate could affect Easton. Feels Easton has affordable housing already. Feels Easton should file a plan for the affordable housing it already has. Feels Easton should act in defense of the watershed.
3. Feels the South Park property could work. Feels public water, public sewer could be available. Concerned about the mechanics of how housing will be provided at affordable prices. Who pays for this?
4. Feels the integrity of the town (farms, water, open space) is important. Ask if deed restricted units would count? Ask if elderly units would count? In terms of conservation subdivisions, feels a wetland deduction is a disincentive to use that approach. Overall feels Easton should preserve the integrity of the town.
5. Is excited about the opportunity to show how to do both-housing and environmental protection. How can we do both? How can we be creative? Our needs are changing-how can we address them? Can we have accessory dwelling unit amnesty? We can make a good faith effort. We can work with our neighbors. We all realize we need flexibility/options.
6. Would like to see the affordable housing plans for towns in public water supply watershed areas. Towns like Easton. Feels that affordable housing should be limited to areas with water and sewer.
7. A recent edition of Connecticut magazine focused on water and natural resources. Mentioned the open space goal in Connecticut of 21%. Feels that that goal is being thwarted by 8–30 G and 8–30 J. Affordable housing needs to be put into a larger context and perspective. Feels the Affordable Housing Committee should read the article in Connecticut magazine.
 - In terms of the community septic ordinance, feels that Old Staples School may be grandfathered from the septic ordinance.
 - In terms of the South Park property feels that development would be a challenge to hide from the road and protect water quality in the brook.
 - In terms of CHFA, concerned that recipients may put kids into the school system.
 - Worried that affordable housing restricted to residents would be exclusionary / discriminatory by excluding non-residents.
 - Feels a town-wide survey should be conducted so all residents could participate.

8. What is the benefit to Easton if the town was to follow through on the affordable housing plan? What would be the impact to Easton if it did not comply with this state requirement?
9. Believes Old Staples School is at fully utilized at the present time and provides revenue to the town. Understand that 22% of Easton is not watershed land and understands that other towns like you should have addressed affordable housing. Interested in the CHFA housing options. How we can help people/kids settle in Easton?
10. Community septic ordinance allows for public buildings - feels that elderly housing could be supported at Old Staples School. Easton is unique - 78% of the land is watershed – feels we need to protect water quality first and foremost. Affordable housing can be done in a public water supply watershed but we need to be creative. At South Park, the Mill River is polluted due to septic failures upstream in Easton. This has affected Trumbull and Fairfield. Water quality needs to be preserved. Feels that Easton does not have the bandwidth to address the affordable housing issue. Feels that residents need to be more involved in preparation of the affordable housing plan. Feels residents need more input. Feels there needs to be a huge amount of effort to make this happen. Read text from the Weston POCD regarding the number of survey participants.
11. A Tennessee gas line is situated on the South Park property. It was built in 1952 and is an interstate high pressure gas line located in a 30 foot wide right of way. Company needs to be notified if development occurs within 25 feet of the easement. Acknowledges that development can occur up to the edge of the easement if done correctly. Has a book about how to build “over the right of way”
12. Feels the State is wrong with regard to affordable housing. Feels this is a gift to developers. Does not feel there should be any increase in density in a public water supply watershed. Feels one house at six bedrooms is false equivalency to three houses with two bedrooms this will not minimize development in a public water supply watershed. Feels a watershed map does not reflect the Centennial watershed purchase. Feels the real problem with affordable housing is low wages. We need to increase wages, not reduce prices. Once the door is open to development, where does it stop? Feels you end up chasing your tail. Feels the State should focus on climate change/sea level rise. This may require the relocation of I-95 and the railroad. This is where the attention needs to be placed, not on housing in Easton. Feels new residential development will lead to the school pupils, traffic, and have other impacts. Feels of South Park property has challenges. Feels doing nothing protect watershed the most
13. Lives “downwind” from Old Staples School. Worries that the septic system cannot handle more discharge. Feels that people in Easton rent rooms out now, we may already comply with the affordable housing requirement.
14. The plan is not discretionary, but the content is. Had submitted suggested edits for the plan for members of the Affordable Housing Committee. Feels ACS data reports income but not wealth so cost burden statements may not be accurate. The Commission For The Aging survey has different conclusions than included in the report. Has comments about South Park as well.
15. Has 1200 people that she sends a letter to every month. Only 300 people participated in the survey. What do the other 900 people think? Feels that these people

should be interviewed to get a fuller picture. 28% indicated they wanted to live in Easton until the day they die. Feels Easton has a moral obligation to address the needs of others and an obligation to protect water quality. Feels seniors have many needs. How do we look after people who do not want to move? Feels there are many services that would benefit elderly residents. Feels a couple of units at Old Staples School would be OK.

16. Is 10 - 20 units the five-year goal? Feels we should shoot for the housing unit equivalent points needed for a moratorium. Feels that we should try to get 55 housing unit equivalent points so that we have more time and ability during a moratorium to control our future. Support exploring Old Staples School as affordable housing. Saw what Westport did at Saugatuck School and feels that Easton could do this and control the development. Supports accessory dwelling unit, feels the owner should make out equal and the town could subsidize the cost or the income loss of the accessory dwelling unit. Feels that sewage plants do not clean as much as they could or should and this creates a public health crisis with water quality. Doesn't feel that Fairfield County needs more density feels at other areas in Connecticut need more density. Feels that many proposals are promoted by out-of-state developers.
17. Second time speaker. Easton should look seriously at Old Staples School. Wonders if there is the ability to include managed residential homes in the affordable housing plan.

E. Other Comments Received

(comments received via email before or after the meeting)

1. Alternate version edits submitted by Save Our Town / Save Our Schools.
2. April 2022 Connecticut Magazine article on the environment submitted.
3. Consider a town housing authority or other way for Easton to maintain ownership and control of the South Park property and the Old Samuel Staples school complex.
4. To protect Easton from a state-imposed alternative or developers imposing their own plan on us, the town needs a more aggressive plan than 6-12 units at the former Samuel Staples school complex. Perhaps a design could proceed for five clusters of six units each, building them sequentially over time.
5. Easton should consider more than 6-12 units on the town-owned South Park property. Design a plan for five clusters of six units, then build two clusters over the next 3-4 years, with a time table to add the other three units in stages (with the infrastructure required already in place).
6. Feel town should focus on accessory apartments and town controlled affordable housing units to minimize the building of privately owned and controlled dense housing complexes in town. With 20% of units as affordable. a 60 unit development would only provide the town with 12 affordable units. We need a path we control.
7. Does not feel allowing lots of one acre makes sense. Feels no builder will want to build single family units and sell them at or below the affordable threshold.
8. Doesn't see how more CHFA mortgages help in the long run since Easton loses that unit when the purchaser sells the unit several years later sell.
9. Plan suggests allowing bunkhouse type housing unit for farm workers. We had this many years ago at Snow's Farm. I doubt many farm owners would wish to develop such units, but if they add a few to our affordable inventory, we should welcome them.
10. Plan suggests allowing existing or future houses to become 2-3 family units. This is not ideal since it would create a precedent to allow any houses to do so in town. Such an outcome would not be welcome by the single family home owners nearby. Once again, Easton needs to control its destiny. We don't want apartment buildings, privately owned condo complexes, or multi family units sprinkled across the town.
11. Please use Aquarion not Eversource throughout the Plan.
12. On page 10 / page 20. All Aquarion land became part of the Centennial Watershed State Forest in 2002 and are protected from development.

Participants

Thank you to the residents of Easton who participated in public meetings during the process of preparing this Affordable Housing Plan.

Board Of Selectmen

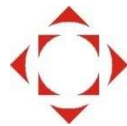
David Bindelglass *First Selectman*
Kristi Sogofsky
Robert H. Lessler

Affordable Housing Committee

Gordon Cliff
Phil Doremus
Jay Habansky
Darrell Harris
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